

**Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)**

Grant of Certificate of Lawful Use or Development

Applicant

Mr D Neill
N&R Developments Ltd
21 Rosedale Road
Stockport
SK4 2QU

Agent

Stephen Lamb
Steve Lamb
11 Princes Road
Stockport
SK4 3NQ

Date of Application

23 April 2024

Application No.

139750/LP/2024

First Schedule

Erection of a single storey rear extension together with the installation of a rear dormer extension together with a hip to gable roof alteration.

Second Schedule

72 Braemar Road
Manchester
M14 6PS

Manchester City Council hereby certify that on 23 April 2024 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The proposed installation of a rear dormer extension together with a hip to gable roof alteration constitutes permitted development as shown on drawings 3 Rev B, 5 Rev A, 6 Rev B and 7 Rev B and would meet the requirements of Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2) The proposed a single storey rear extension constitutes permitted development as shown on drawings 3 Rev B, 5 Rev A, 6 Rev B and 7 Rev B and would meet the requirements of Part 1, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 8 November 2024

Signed:



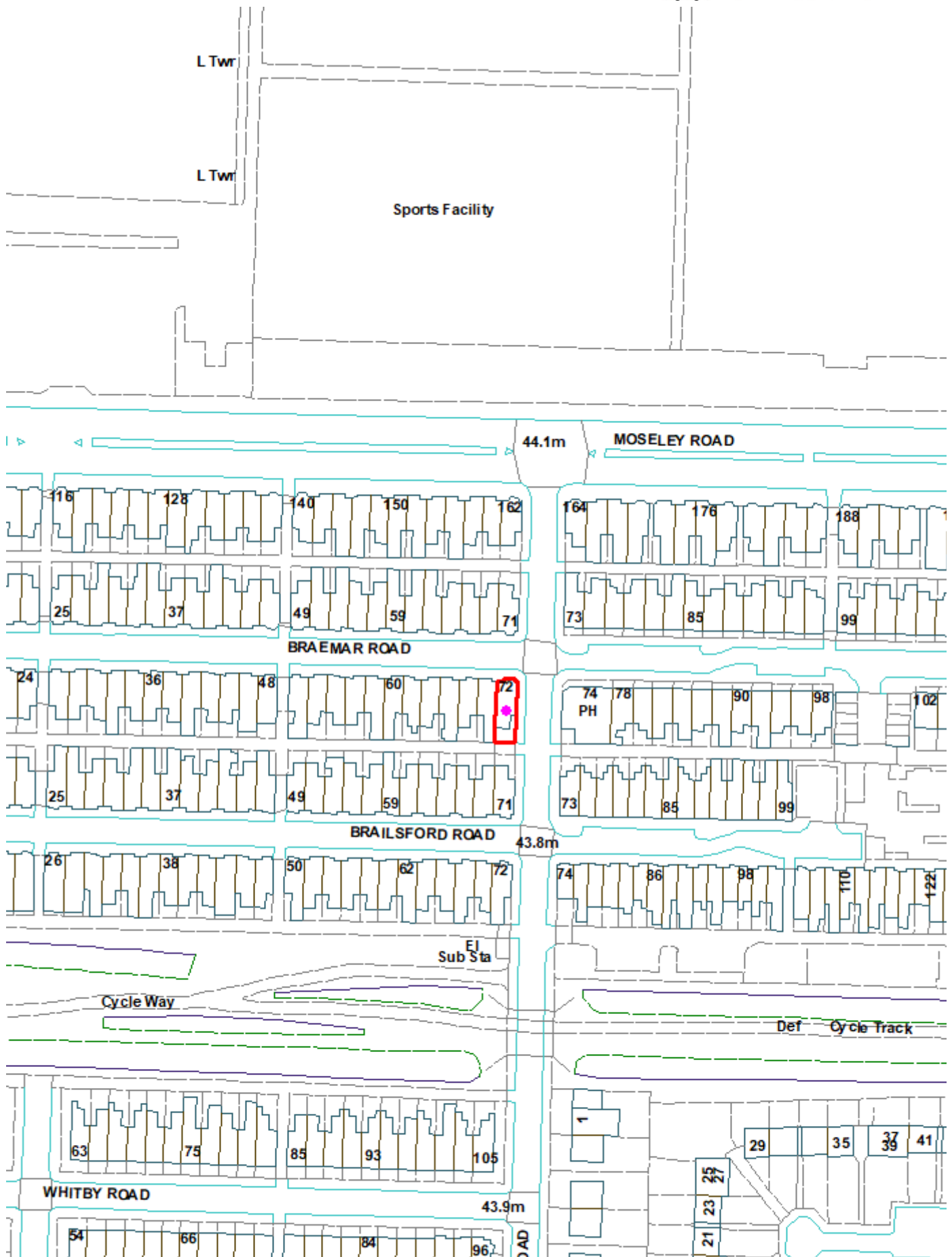
Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).
2. This certificate is issued solely to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



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